

20
Lands
to O as its 8/21/84
meeting

CALENDAR ITEM

A 34
S 25

C20 4

08/21/84
SA 5652
ATKINS

SCHOOL LAND SALE

APPLICANT: Intermountain Power Agency and
Department of Water and Power
of the City of Los Angeles
P. O. Box 111
Los Angeles, California 90051
Attention: Joseph J. Perez,
Chief Land Officer

AREA, TYPE LAND AND LOCATION:
Four strips totaling 35.24-acres, more or less,
located on four parcels of school land east of
Barstow, San Bernardino County.

LAND USE: Construction, operation and maintenance of a
500 K.V. electrical power transmission line.

CONSIDERATION: \$6,200.00.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2032.

APPLICANT STATUS:
N/A.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

AB 884: 09/01/84.

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CALENDAR ITEM NO. C 2 0 (CONT'D)

OTHER PERTINENT INFORMATION:

1. The Commission on November 16, 1983, granted the applicants a right-of-entry to construct a 500 KV electrical transmission line on the subject parcels. This was done to assist the applicants in meeting their construction timetable. The applicants agreed to follow the Commission's action by proceeding with an application to purchase the subject lands. The staff of the Commission has reviewed valuation information on the lands involved and a purchase price of \$6,200.00 is based on that review.
 2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes there is no possibility that this project may have a significant effect on the environment.
- Authority: 14 Cal. Adm. Code 15061(b)(3).
3. A portion of the project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

The remainder of this project is situated on land not identified as possessing environmental values.

4. A review by the Commission indicates the subject parcels are not suitable for cultivation, without artificial irrigation and as such may be sold for a price set by the Commission.

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CALENDAR ITEM NO. 020 (CONT'D)

5. In compliance with Section 6373 of the P.R.C., a General Plan has been prepared and filed with the Legislature.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. EIS Summary
- D. General Plan

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. (14 CAL. ADM. CODE 15061(b)(3)).
2. FIND THAT THE STATE SCHOOL LAND, DESCRIBED IN EXHIBIT A, ATTACHED HERETO, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION.
3. AUTHORIZE THE SALE, WITHOUT ADVERTISING, OF FOUR PARCELS OF SCHOOL LAND, DESCRIBED IN EXHIBIT "A" AND BY REFERENCE MADE A PART HEREOF, TO THE INTERMOUNTAIN POWER AGENCY AND THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING A RESERVATION FOR ACCESS TO OTHER STATELANDS, FOR \$6,200.00.

EXHIBIT "A"

LAND DESCRIPTION

SA 5652

Four parcels of California State school lands in San Bernardino County, California described as follows:

PARCEL 1 (507-S)

That portion of the NE 1/4 of Section 36, T14N, R6E, SBM, situate in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying within the boundaries of a strip of land 200 feet in width, the northwesterly line of said 200-foot strip of land being the southeasterly line of that certain strip of land described as 770 feet in width, in that document recorded on December 27, 1939, in Book 1390, page 212, of Official Records of said County, the southeasterly line of said 200-foot strip of land being parallel with and distant 100 feet southeasterly, measured at right angles, from a centerline described as follows:

BEGINNING at a point in the east line of Section 25, T14N, R6E, SBM, said point being a 2-inch alloy monument stamped "LAPS, L33V-Q963", distant thereon N 0° 47' 23" W, 2008.81 feet from a rock mound set to mark the southeast corner of said Section 25; thence from said point of beginning S 51° 55' 40" W, 3900.80 feet to a point in the northwest quarter of said Section 36, said point being a 2-inch alloy monument stamped "LAPS, L33V-H015"; thence S 70° 30' 35" W, 7892.71 feet to a point in the west line of Section 35 of said Township and Range, said point being a 2-inch alloy monument stamped "LAPS, L33V-Q966", distant thereon N 0° 44' 33" E, 2341.36 feet from a 2-inch iron pipe with a 3-inch brass cap set in a rock mound set by the U.S. Bureau of Land Management to mark the southwest corner of said Section 35.

PARCEL 2 (508-S)

That portion of the NW 1/4 of Section 16, T14N, R7E, SBM, situate in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying within the boundaries of a strip of land 200 feet in width, the northwesterly line of said 200-foot strip of land being the southeasterly line of that certain strip of land 450 feet in width, described in document recorded on August 14, 1935, in Book 1087, page 83 of Official Records of said County, the sidelines of said 200-foot strip of land being parallel with and distant 100 feet, measured at right angles, on each side of a centerline described as follows:

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BEGINNING at a point in the south line of Section 25, T15N, R7E, SBM, said point of beginning being a 2-inch alloy monument stamped "LAPS, L33V-Q951", distant thereon N 89° 03' 06" E, 1527.15 feet from a stake in a rock mound set to mark the southwest corner of said Section 25; thence from said point of beginning S 53° 08' 17" W, 12,152.24 feet to a point, said point being a 3 1/4-inch alloy monument stamped "LAPS, L33V-S930"; thence S 40° 10' 40" W, 11,204.38 feet to a point, said point being a 3 1/4-inch alloy monument stamped "LAPS, L33V-S931"; thence S 31° 47' 07" W, 9,725.85 feet to a point, said point being a 2-inch alloy monument stamped "LAPS, L33V-H011"; thence S 51° 55' 40" W, 6,787.30 feet to a point in the west line of Section 30, T14N, R7E, SBM; said point being a 2-inch monument stamped "LAPS, L33V-Q963", distant thereon N 0° 47' 23" W, 2,008.81 feet from a rock mound set to mark the southwest corner of said Section 30.

PARCEL 3 (510-S)

That portion of the S 1/2 of Section 36, T17N, R10E, SBM, situate in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying within the boundaries of a strip of land 200 feet in width, the northwesterly line of said 200-foot strip of land being the southeasterly line of that certain strip of land 265 feet in width, shown in maps of the Boulder Transmission Line, 3rd Circuit, Serial No. 053634 of Maps, approved on February 19, 1941, by the Secretary of the Interior, on file in the office of the Bureau of Land Management, the sidelines of said 200-foot strip of land being parallel with and distant 100 feet, measured at right angles, on each side of a centerline described as follows:

BEGINNING at a point in the east line of said Section 36, said point of beginning being a 2-inch aluminum monument stamped "LAPS, L33U-Q960", distant thereon N 1° 13' 19" W, 160.96 feet from a brass cap set by the U.S. General Land Office to mark the southeast corner of said Section 36; thence from said point of beginning S 69° 39' 52" W, 496.24 feet to a point in the south line of said Section 36, said point being a 2-inch aluminum monument stamped "LAPS, L33U-Q967", distant thereon S 88° 35' 28" W, 468.88 feet from said southeast corner of Section 36.

PARCEL 4 (512-S)

That portion of Section 16, T17N, R14E, SBM, situate in the County of San Bernardino, State of California, according to the official plat of said land filed in the District Land Office, lying within the boundaries of a strip of land 200 feet in width, the northwesterly line of said 200-foot strip of land being the southeasterly line of that certain strip of land 325 feet in width, described in document recorded on December 27, 1939, in Book 1384, page 388, of Official Records of said County, the sidelines of said 200-foot strip of land being parallel with and distant 100 feet, measured at right angles, on each side of that centerline described as follows:

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BEGINNING at a point in the east line of Section 11, T17N, R14E, SBM, said point of beginning being a 2-inch aluminum monument stamped "LAPS, L33T-Q952", distant thereon N 1° 16' 41" W, 332.85 feet from a 2-inch iron pipe with a brass cap set by the U.S. General Land Office to mark the southeast corner of said Section 11; thence S 65° 50' 10" W, 1119.72 feet to a point, said point being a 3 1/4-inch aluminum monument stamped "L.A.D.W.P., L33T-H151, L.S. 3280"; thence S 78° 28' 43" W, 25,682.30 feet to a point in the west line of Section 18, T17N, R14E, SBM, said point being a 2-inch aluminum monument stamped "LAPS, L33T-Q958", distant thereon N 1° 08' 57" W, 822.49 feet from a 2-inch iron pipe with a brass cap set by the U.S. General Land Office to mark the southwest corner of said Section 18;

Bearings in this description are based on the California Coordinate System, Zone 5.

END OF DESCRIPTION

PREPARED BY INTERMOUNTAIN POWER AGENCY.
REVIEWED NOVEMBER 2, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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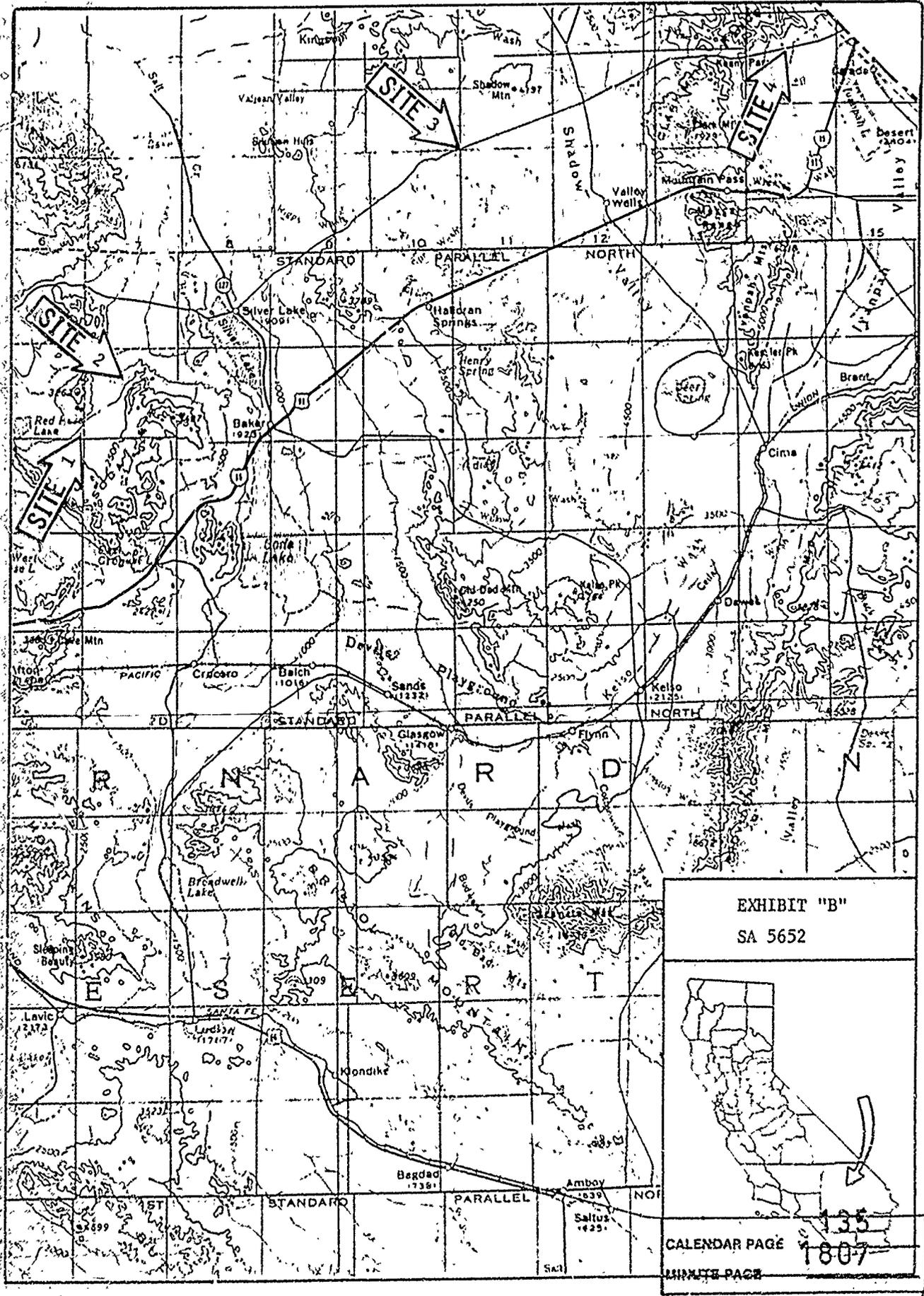


EXHIBIT "B"
SA 5652

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Exhibit "C"

The following is a summary of a draft environmental impact statement prepared by the Department of the Interior, Bureau of Land Management in 1979. The State Clearinghouse Number: 79072503.

1. TYPE OF ACTION (X) Administrative () Legislative.
2. BRIEF DESCRIPTION OF ACTION

The intermountain Power Project is proposed by a group of Utah, California, Nevada, and Wyoming municipalities, rural electric cooperative, and a privately-owned company. The applicant has proposed construction and operation of a 3,000-megawatt coal-fired generating station at the Salt Wash site, Wayne County, Utah and has agreed to the possibility of an alternative site, near Lynndyl in Millard County, Utah. Both sites are analyzed in comparable detail.

Two 500-kilovolt d.c. transmission lines are proposed to deliver power to a converter station at Victorville, California. Power would then be distributed over existing systems to the cities of Anaheim, Burbank, Glendale, Los Angeles, Pasadena, and Riverside. One 230-kilovolt a.c. transmission line is proposed to deliver power to the Ely, Nevada area and a 230-kilovolt transmission line is proposed to provide power to the Dixie-Escalante area in Utah. In addition, two 345-kilovolt lines are proposed to be inter-connected with existing systems in Utah for delivery to members of the Intermountain Consumer Power Association and the Utah Power and Light Company.

About 8 million tons of coal would be acquired annually from the Wasatch Plateau-Book Cliffs Coal Fields of Central Utah to be consumed at the power plant. Approximately 50,000 acre-feet of water would be consumed annually.

3. SUMMARY OF ENVIRONMENTAL IMPACTS AND ADVERSE ENVIRONMENTAL EFFECTS

The generating station and support facilities, including power transmission systems, would occupy 2,650 to 5,650 acres of land and would disturb 8,300 to 12,000 acres during construction phases.

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Applicants for rights-of-way on public lands include 39,500 acres for the Salt Wash proposal, and 25,600 acres for the Lynndyl alternative. Ownership of an additional 4,640 acres of public land for the power plant site would be transferred to the project.

Air quality studies predicted that ground level concentrations of sulfur-dioxide and particulates at the Salt Wash site would exceed the class I air quality standards identified in the Prevention of Significant Deterioration Regulations. This violation of standards would occur within Capitol Reef National Park. Similar air quality studies at the Lynndyl alternative site indicated that neither state or federal air quality standards would be exceeded.

The use of 30,000 acre-feet of water from Fremont River for the Salt Wash site would decrease the river's downstream flow by about 57 percent and would increase the salinity of the Colorado River at Lees Ferry and estimated 0.6 milligrams per liter. The conversion of water from agricultural use to consumptive use at the Lynndyl alternative site could require the retirement of 7,200 to 7,800 acres of irrigated farmland. The Lynndyl alternative site would cause a 9 percent reduction of water flowing to areas surrounding the Delta, Utah area, which could affect wildlife habitat. Even with present salvage techniques, some scientific and educational archaeological information could inadvertently be lost.

Conflicts among specific features of IPP's project, proposals and the existing land use plans of U.S. Forest Service and Bureau of Land Management would require consideration.

The project, during construction phases, would create direct employment for 3,200 to 3,600 persons. During operational periods, about 660 persons would be employed by IPP.

The increases in population, housing, and economic activity in the impact areas, whether it be in Wayne or Millard and Juab Counties, would create socioeconomic impacts. Present local governmental operations, procedures and community infrastructures would be placed under stress, especially during the peak of IPP construction.

4. ALTERNATIVES CONSIDERED

Alternatives considered included power plant sites in Emery, Grand, Wayne, and Millard Counties, Utah; transmission line routes and design; water sources; alternative coal handling facilities; coal transportation; generating station design; alternative methods of land transfer for the plant site; purchase of other power; conservation of electrical energy; and no action.

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EXHIBIT D
GENERAL PLAN
SA 5652

The Intermountain Power Agency has applied to the State Lands Commission to purchase four strips of land totaling 55.24⁺ acres in: (1) Section 36, T14N, R6E; (2) Section 16, T14N, R7E; (3) Section 36, T17N, R10E; and (4) Section 16, T17N, R14E, all SBM, San Bernardino County.

The project involves the construction, operation and maintenance of a 500 kv electric power transmission line from the vicinity of Delta, Utah to Adelanto, California. This high voltage line will be adjacent to an existing transmission line owned by the City of Los Angeles, Department of Water and Power.

An Environmental Impact Statement entitled Intermountain Power Project was prepared by the Bureau of Land Management and circulated through the State Clearinghouse (SCH #79072505). The State Lands Commission, as the State lead agency, used the federal document in place of an EIR, pursuant to 14 Cal. Adm. Code 15367, and filed a notice to that effect pursuant to 14 Cal. Adm. Code 15225.

Only parcel number 2 (above) was nominated as possessing significant environmental values pursuant to PRC 6370.1. Based upon the State Lands Commission's staff consultation with persons nominating this parcel, it is the staff's opinion that such values are not within the project site and will not be.

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